

@SANDOWN

Sandton



EXECUTIVE SECURE HOMES
SITUATED IN THE MANHATTAN OF SANDTON



MODERN 3/4 BED EN-SUITE ULTIMATE CITY HOMES

Located in one Sandton's most sought-after suburbs. This secure estate of 8 homes on spacious stands is an entertainers dream for today's modern family.

These architecturally designed homes create the ideal indoor outdoor lifestyle. The lounge and dining area opens onto the covered patio, overlooking the rim flow pool, lush garden and fire pit. Stunning modern kitchen with breakfast nook and separate scullery/laundry.

3 or 4 luxury designed bedrooms are generously sized, each with en-suite bathrooms. Linked by the family PJ lounge. The owner's suite features a resort-style bathroom, large walk-in closet and sliding doors flowing directly to the private patio. Office/guest suite with separate entrance from the main house.

Staff quarters on select plans. Double garage and ample visitors parking. 24 hour guardhouse/security.

* Artwork and perspectives presented in marketing material is an interpretation by a graphic artist and may contain optional items and finishes not necessarily contained in the specifications. The specifications take precedence over any visual representation. **Prices subject to change.**

A1: 3 BED EN-SUITE + OFFICE / STAFF



A1: 3 BED EN-SUITE + OFFICE / STAFF

Land	474 - 499 sqm
Covered Area	307 sqm
Covered Terrace	44 sqm
Open Balconies	5 sqm
Covered D/V Entrance	13 sqm
Pool PC + Rim Flow	36 sqm
Fire Pit	8 sqm
TOTAL	413 sqm
	R6 994 650
	Vat Inclusive

TYPICAL FLOOR PLAN
 * Price may vary according to client specification of individually designed home.
 * Prices subject to change.

A2: 3 BED EN-SUITE + OFFICE / STAFF



A2: 3 BED EN-SUITE + OFFICE / STAFF

Land	474 - 499 sqm
Covered Area	319 sqm
Covered Terrace	44 sqm
Open Balconies	5 sqm
Covered D/V Entrance	13 sqm
Pool PC + Rim Flow	36 sqm
Fire Pit	8 sqm
TOTAL	425 sqm
	R7 167 050
	Vat Inclusive

TYPICAL FLOOR PLAN
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B1: 4 BED EN-SUITE + STAFF



B1: 4 BED EN-SUITE + STAFF

Land 400 - 488 sqm

Covered Area 317 sqm

Covered Terrace 27 sqm

Pool PC + Rim Flow 12 sqm

TOTAL 356 sqm

R6 723 150

Vat Inclusive

Optional Fire pit (8 sqm) R96 000

Optional PJ Lounge (16 sqm) R223 200

Optional En-Suite 4 (24 sqm) R334 800

TYPICAL FLOOR PLAN

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* Prices subject to change.

B2: 3 BED EN-SUITE + STAFF



B2: 3 BED EN-SUITE + STAFF

Land 569 sqm

Covered Area 317 sqm

Covered Terrace 27 sqm

Pool PC + Rim Flow 28 sqm

TOTAL 372 sqm

R6 768 150

Vat Inclusive

Optional Fire pit (8 sqm) R96 000

Optional PJ Lounge (16 sqm) R223 200

Optional En-Suite 4 (24 sqm) R334 800

TYPICAL FLOOR PLAN

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C1: 3 BED EN-SUITE + OFFICE/GUEST SUITE



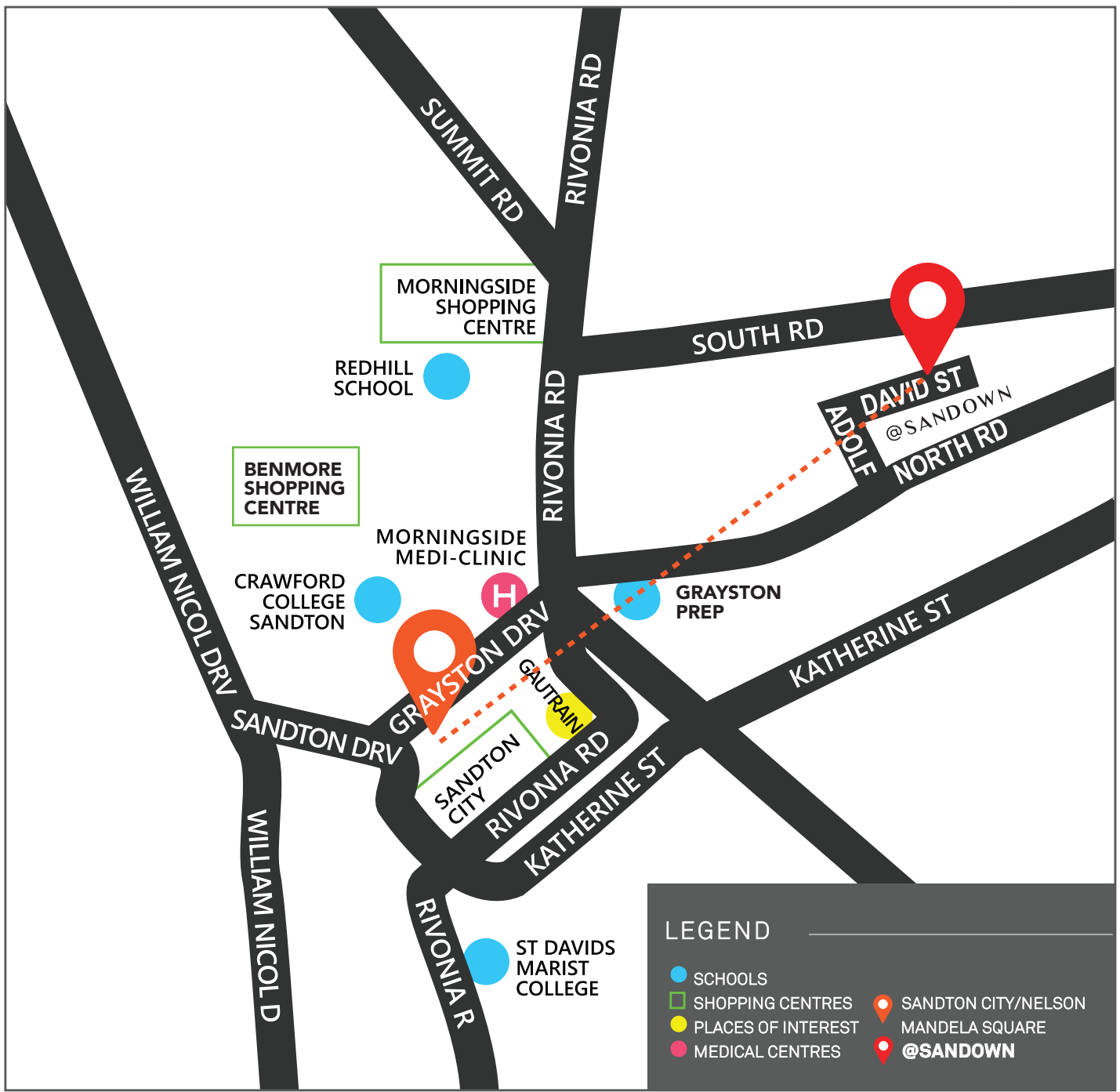
C1: 3 BED EN-SUITE + OFFICE/GUEST SUITE

Land	347 sqm
Covered Area	280 sqm
Covered Terrace	22 sqm
Open Balconies	12 sqm
Covered D/V Entrance	9 sqm
Pool PC + Rim Flow	6 sqm

TOTAL **329 sqm**
R5 991 000
 Vat Inclusive

Optional Fire pit (6 sqm)	R72 000
Optional Covered Terrace (12 sqm)	R120 000
Optional Balcony (12 sqm)	R96 000

TYPICAL FLOOR PLAN
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EXCLUSIVE LOCATION

14 DAVID STREET, SANDOWN - SANDTON
 26°05'27.3" S 28°04'14.0" E



Conveniently positioned in Sandown. Offering easy access to shopping and entertainment centres, prime businesses as well as prominent schools.

- Shopping Centres** - Nelson Mandela Square, Sandton City, Benmore and Morningside
- Schools** - St David's, Crawford Sandton, Grayston Prep, French School, Redhill
- Clinics** - Morningside and Sandton Medi-Clinic
- Country Clubs** - Wanderers

All prices are inclusive of VAT. No transfer duty applicable.



35 Years of Property Excellence & Over 270 Unique Developments. Innovative in our thinking. Dynamic in our approach and evolutionary in our achievements